

**TOWN PLAN AND ZONING  
COMMISSION**

Issued: November 27, 2018

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING  
WEDNESDAY, NOVEMBER 7, 2018  
ROOM 400  
TOWN HALL, WEST HARTFORD, CT 06107**

**MINUTES**

**ATTENDANCE:** Chair: Kevin Ahern; Vice Chair: Kevin Prestage; Commissioners: Michele Maresca, Liz Gillette; Alternates: Gordon Binkhorst, Andrea Gomes; Staff: Todd Dumais, Town Planner; Catherine Dorau, Associate Planner

**ABSENT:** Commissioner: John O'Donnell; Alternate: Ryan Langan

**CALL TO ORDER/ROLL CALL: 7:00 P.M.**

**MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.**

**MINUTES:**

1. Approval of Minutes:
  - a. Minutes of the Regular Meeting, Monday, October 1, 2018  
*Motion/Binkhorst; Second/Gillette; Vote 4-0 (Ahern, Prestage, Gillette, Binkhorst)*

**COMMUNICATIONS:**

2.
  - a. **179 South Main Street-** Application (IWW #1089) of Christy Palmer, R.O., requesting to open and immediately continue the hearing for Agenda item #11, to the December 3rd regularly scheduled meeting date. *Received by TPZ/IWWA.*
  - b. **1563 Asylum Avenue-** Applications (SUP #1331, IWW#1091 and IWW #1092) of Mark Fisher, on behalf of the City of Hartford, R.O., have been withdrawn. *Received by TPZ.*

**NEW BUSINESS:**

3. **1943 Asylum Avenue-** Application (SUP #1330) of the Town of West Hartford R.O. (Robert Palmer, Applicant) requesting approval of a Special Use Permit at the Bugbee Elementary



TOWN OF WEST HARTFORD

**TOWN OF WEST HARTFORD**  
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School to build an approximately 804 s.f. addition and ADA sidewalk ramp to the main school entrance on the north side of the school. (Submitted for TPZ receipt on November 7, 2018. Suggest required public hearing be scheduled for December 3, 2018.)

The TPZ acted by **unanimous vote (5 -0)** (*Motion/Maresca; Second/Gillette*) (*Binkhorst seated for O'Donnell*) to schedule this matter for public hearing on **Monday, December 3, 2018 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

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4. **2600 Albany Avenue-** Application (SUP # 1308-R1-18) of Moscarillo's of West Hartford (Applicant) on behalf of MRE Realty, Inc. (R.O.) requesting to amend SUP #1308, which was approved on June 5, 2017. The applicant proposes to retain a portion of the greenhouse on the northerly side of the site to be used as a shade structure. (Submitted for TPZ on November 7, 2018. Suggest required public hearing be scheduled on December 3, 2018.)

The TPZ acted by **unanimous vote (5 -0)** (*Motion/Prestage; Second/Binkhorst*) (*Binkhorst seated for O'Donnell*) to schedule this matter for public hearing on **Monday, December 3, 2018 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

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5. **27 Park Road and 14 Ringgold Street** - Application (IWW #1090) of Lex-Laz West Hartford, LLC (Contract Purchaser) (Robin Pearson, Attorney) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities in close proximity to and within an upland review area. The applicant contemplates the redevelopment of the Sisters of Saint Joseph site to construct a new residential multifamily apartment building along with associated parking, site grading, drainage, and landscape improvements. (Submitted for IWWA receipt on November 7, 2018. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (*Motion/Prestage, Second/Gomes*) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **December 3, 2018** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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6. **1563 Asylum Avenue (Elizabeth Park)-** Application (IWW #1091) of Mark Fisher (Applicant), on behalf of the City of Hartford (R.O.) requesting approval of a map amendment of the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on November 7, 2018. Suggest required public hearing be scheduled for December 3, 2018.)

The TPZ/IWWA accepted the request to withdraw the application.

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7. **1563 Asylum Avenue (Elizabeth Park)-** Application (IWW #1092) of Mark Fisher (Applicant), on behalf of the City of Hartford (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to create a new fifty-six (56) space parking area along with associated stormwater, landscaping and lighting improvements. The proposed work is south of the proposed new Visitor's Center. (Submitted for IWWA receipt on November 7, 2018. Presented for determination of significance.)

The TPZ/IWWA accepted the request to withdraw the application.

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8. **1563 Asylum Avenue (Elizabeth Park)-** Application (SUP #1331) of Mark Fisher (Applicant), on behalf of the City of Hartford (R.O.) requesting approval of a Special Use Permit to create a new Visitor's Center in the existing brownstone building and create a new fifty-six (56) space parking area along with associated stormwater, landscaping and lighting improvements. (Submitted for TPZ receipt on November 7, 2018. Suggest required public hearing scheduled be for December 3, 2018.)

The TPZ/IWWA accepted the request to withdraw the application.

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9. **56 Hunter Drive-** Application (IWW #1093) of David Whitney, P.E. on behalf of Taylor and Paige Scyocurka (R.O.) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on November 7, 2018. Suggest required public hearing be scheduled for January 7, 2018.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/Prestage, Second/Gillette) (Binkhorst seated for O'Donnell) to schedule this matter for public hearing on **January 7, 2019** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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10. **56 Hunter Drive-** Application (IWW #1094) of David Whitney, P.E. on behalf of Taylor and Paige Scyocurka (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to demolish the existing residence, construct a new approximately 3,484 s.f. single-family dwelling with attached garage and perform associated site improvements, including an in-ground pool all within the upland review area. (Submitted for IWWA receipt on November 7, 2018. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/Prestage, Second/Gillette) (Binkhorst seated for O'Donnell) to find the proposed regulated activity to be **POTENTIALLY**

**SIGNIFICANT** and set this matter for public hearing on **January 7, 2019** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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**OLD BUSINESS:**

11. **179 South Main Street-** Application (IWW #1089) of Christy Palmer, R.O., requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to construct an approximately 16-foot x 32-foot in-ground pool in an upland review area. (Submitted for IWWA receipt on October 1, 2018. Determined to be potentially significant and scheduled for public hearing on November 7, 2018.)

The IWWA opened and continued the matter to **Monday, December 3, 2018** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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12. **77 Bretton Road (Morley Elementary School)-** Application (SUP #1329) of the Town of West Hartford, R.O. (Robert Palmer, Applicant), requesting approval of a Special Use Permit to install an approximately 16-foot by 16-foot shade structure at the playground located on the east side of the building. (Submitted for TPZ receipt on October 1, 2018. Required public hearing scheduled for November 7, 2018. Required public hearing scheduled for November 7, 2018.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 -0)** (*Motion/Prestage; Second/Binkhorst*) (*Binkhorst seated for O'Donnell*) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
  - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
  - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
  - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.

2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by November 2020 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

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### **TOWN COUNCIL REFERRALS:**

13. **1027 Farmington Avenue** - Application by JDC Farmington LLC, contract purchaser of 1027 Farmington Avenue, requesting a change of the underlying zone for 0.3 acres at the southwest corner of the intersection of Woodrow Street and Farmington Avenue from RM-3R (Multifamily Restricted Residential) to RO (Residential Office) and Special Development District (SDD) designation to reuse the existing building for professional office use. (Town Council receipt on October 9, 2018. TPZ receipt on November 7, 2018. Town Council public hearing scheduled for November 13, 2018.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5-0)** (Motion/Gillette; Second/Gomes) (Gomes seated for O'Donnell) to **RECOMMEND APPROVAL** of the subject application finding the request consistent with the Plan of Conservation and Development.

During its discussion and deliberation on this matter, the Commission made the following findings which it has prepared for the Council's consideration:

1. The rezoning and proposed use is an appropriate transition between the Center and adjacent residential neighborhoods.
2. The request is consistent with the purpose of the Residence–Office (RO) District and the use of other SDD/RO overlay districts in the immediate neighborhood.
3. The Commission requests that the Town Council consider additional screening (landscape buffer or fencing) between the driveway/parking area and the property located immediately to the south.

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14. **1 Memorial Road (Delamar)** - Application on behalf of Delamar West Hartford, LLC seeking reapproval of an amendment for Special Development District #140 located at 1 Memorial Road and known as Delamar. On May 22, 2018, the Town Council approved an amendment for changes to the architecture and landscaping to permit the elimination of an architectural rooftop mechanical screen; the elimination of decorative trees; and the addition of a seasonal vestibule enclosure for the Artisan restaurant, all associated with the Delamar Hotel. The approved plans

were not filed within the required timeframe and the approval became null and void. (Town Council receipt on October 9, 2018. TPZ receipt on November 7, 2018. Town Council public hearing scheduled for November 13, 2018.)

After a detailed review of the proposed application and its related exhibits and after consideration of staff technical comments, the TPZ acted by unanimous vote (5-0) (Motion/Prestage; Second/Maresca) **to RECOMMEND DENIAL** of the subject application. The Town Plan and Zoning Commission found the proposed changes to the landscaping and the request for a seasonal vestibule acceptable and consistent with the Plan of Conservation and Development, however, it did not for the changes to the rooftop architectural screening.

The TPZ acknowledges that while no changes are contemplated with this application and it is the same as the last time the matter was reviewed, our previous recommendation occurred before the Design Review Advisory Committee provided its recommendation. As such and with the DRAC recommendation in place this time, the TPZ agrees with their comments and defers to their judgement and subject matter expertise on architectural matters such as this request.

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15. **Sign Sponsorship Ordinance** – Zoning ordinance amendment permitting sponsorship signage in municipal parks (Town Council receipt on October 23, 2018. TPZ receipt on November 7, 2018. Town Council public hearing on December 11, 2018.)  
*No action taken.*

## **TOWN PLANNER’S REPORT:**

### **INFORMATION ITEMS:**

### **REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:**

- TPZ Regular Meeting, Monday, December 3, 2018 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, January 7, 2019 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, February 4, 2019 @ 7:00 P.M.

**MEETING ADJOURNED: 8:30 PM Motion/Binkhorst; Second/Maresca; Vote 5-0**

***“Any individual with a disability who needs special assistance to participate in the meeting should contact Suzanne Oslander, Department of Social Services, 860.561.7580, seven days prior to the meeting.”***

U: shareddocs/TPZ/Minutes//2018/November 7 final minutes